

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

For we, William L. Brandt, Sr., legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3(c)...

to permit a lot width of 50' in lieu of the required 55' for Lot No. 65...

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

That I purchased said lot with my life savings to build a home. When I engaged a builder he informed me that the lot had to be 55' and my lot is 50' wide. I cannot sell lot and I do not have enough money to purchase a new lot.

MAP
SECTION
DISTRICT
D-12-12
TYPE
REASON
BY
JUN 25 1979

Property is to be posted and advertised as prescribed by Zoning Regulations. We agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser
Address 8410 Kavanagh Road
Dundalk, Maryland 21222
Phone #: 388-1449

Paul B. Engel, Esquire
Petitioner's Attorney
Address 253 Equitable Building
Baltimore, Maryland 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of June, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 2nd day of August, 1979, at 10:30 o'clock A.M.

William L. Brandt, Sr.
Cleopha A. Brandt
Legal Owner
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE
NW/S of Merritt Blvd. 670'
SW of Meadow Lane, 12th District
WILLIAM L. BRANDT, SR., et ux,
Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 80-28-A
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel
John W. Hessian, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 9th day of July, 1979, a copy of the foregoing Order was mailed to Paul B. Engel, Esquire, 253 Equitable Building, Baltimore, Maryland 21202, Attorney for Petitioners.

John W. Hessian, III
People's Counsel

August 20, 1979

Paul B. Engel, Esquire
253 Equitable Building
Baltimore, Maryland 21202

RE: Petition for Variance
NW/S of Merritt Boulevard, 670'
SW of Meadow Lane - 12th Election District
William L. Brandt, Sr., et ux -
Petitioners
NO. 80-28-A (Item No. 254)

Dear Mr. Engel:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/arl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

Beginning at a point on the Northwest side of Merritt Blvd., 670 feet Southwest of the centerline of Meadow Lane and known as Lot 65 as shown on the plat of "Dundalk Farms", which is recorded in the Land Records of Baltimore County in Liber 10, Folio 53. Also known as 1932 Merritt Avenue.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
TO: John D. Seyffert, Director
FROM: Office of Planning and Zoning
SUBJECT: Petition - # 80-28A, Item #254

Petition for Variance for minimum lot width
Northwest side of Merritt Boulevard, 670 feet Southwest of Meadow Lane
Petitioner - William L. & Cleopha A. Brandt

12th District

HEARING: Thursday, August 2, 1979 (10:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

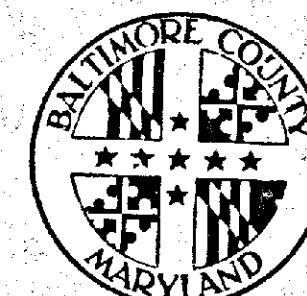
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:rw

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

79-1378
JUN 25 79 PM
ZONING DEPARTMENT
By: William E. Hammond - Zoning Commissioner

I now have before you, a zoning change so I may build a home on lot # 65 that I recently purchased from an 85 year old woman on adjoining lot. Since making application, my brother-in-law who has terminal cancer & released from Veteran's Hospital & had nowhere to go. Is living with us in our two (2) bedroom home, which is now occupied by my daughter, step son, wife & brother-in-law & myself. Needless to say the home is too small for all of us, but if we are allowed to build the new home, we will have ample space for everyone. Our present house was up for sale and we have a buyer, but are afraid to make a contract, as we have no idea when our new home will be ready. I therefore ask that you give our case a priority hearing. Because of the hardship we are under. Obligated, Mr. Brandt

Paul B. Engel, Esquire
253 Equitable Building
Baltimore, Maryland 21202
cc: Shamb-Stall
43 East Lea Street
Bel Air, Maryland 21014

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 21st day of June, 1979.

William E. Hammond
Zoning Commissioner

Petitioner Brandt
Petitioner's Attorney Engel

Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

JAN 22 1980

ORDER RECEIVED FOR FILING
DATE August 29, 1979
BY [Signature]

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community, and, therefore, the Variance should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20th day of August, 1979, that the herein Petition for Variance to permit a lot width of 50 feet in lieu of the required 55 feet should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit _____

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000
Nicholas B. Commodari
Chairman

- MEMBERS
- Bureau of Engineering
 - Department of Traffic Engineering
 - State Roads Commission
 - Bureau of Fire Prevention
 - Health Department
 - Project Planning
 - Building Department
 - Board of Education
 - Zoning Administration
 - Industrial Development

Paul B. Engel, Esquire
253 Equitable Building
Baltimore, Maryland 21202

July 17, 1979

RE: Item No. 254
Petitioner - Brandt
Variance Petition

Dear Mr. Engel:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced Petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This Petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,
[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/sf

cc: Shonk-Still
43 East Lee Street
Bel Air, Maryland 21014

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

July 18, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #254 (1978-1979)
Property Owner: William L. & Cleopha A. Brandt
N/W/S Merritt Blvd. 670' S/W Meadow Ln.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55'.
Acres: 0.1852 District: 12th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved. This property comprises Lot 65 of "Dundalk Farms", recorded L.M.C.L.M. 10, Folio 53.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 254 (1978-1979).

Very truly yours,

[Signature]
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:FWR:ss
cc: J. Wimbley
E-SW Key Sheet
13 SE 21 Pos. Sheet
SE 4F Topo
103 Tax Map

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3211

LESLIE H. GRAEF
DIRECTOR

June 27, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #254, Zoning Advisory Committee Meeting, June 19, 1979, are as follows:

Property Owner: William L. and Cleopha A. Brandt
Location: NW/S Merritt Blvd 670' SW Meadow Ln.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55'.
Acres: 0.1852
District: 12th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Current Planning and Development

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

July 10, 1979

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

This department has no comment for the following items: Nos. 249, 251, 254, and 255.

Sincerely,
[Signature]
Michael S. Flanigan
Engineering Associate II

MSF/mz

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond
Office of Planning and Zoning
Date: July 6, 1979
FROM: Lt. Thomas P. Kelly
Fire Prevention Bureau
SUBJECT: Zoning Advisory Committee Meeting of June 19, 1979
Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

- ITEM # 249 Property Owner: Dennis R. & Linda M. Garner
Location: N/S Freeway 255.8' W Hollins Ferry Rd.
No Comments
- ITEM # 251 Property Owner: Ronald L. & Norma J. Kirby
Location: NW/S Holly Hill Rd. 95' SW Suburban Rd.
No Comments
- ITEM # 254 Property Owner: William L. & Cleopha A. Brandt
Location: NW/S Merritt Blvd. 670' SW Meadow Ln.
No Comments
- ITEM # 255 Property Owner: Craig Krahn
Location: S/S Barron Ave. 150' W Renfrew St.
No Comments

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick
Date: June 15, 1979
FROM: Ted Burnham
Zoning Advisory Committee Meeting
SUBJECT: of May 23, June 5 and June 1, 1979

- MEETING May 29, 1979
- ITEMS 241 See Comments
242 See Comments
243 Standard Comments - No objections
244 Standard Comment - No Objections
- MEETING June 5, 1979
- ITEM 245 See Comments
246 Parking variance - No comment.
247 See Comments
248 Standard Comment
- MEETING June 19, 1979
- ITEM 249 See Comments
250 See Comments
251 See Comments
252 See Comments
253 See Comments
254 Standard Comment
255 See Comments

[Signature]
Ted Burnham, Chief
Plans Review

TB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 15, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: June 19, 1979

RE: Item No: 249, 250, 251, 252, 253, 254, 255
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

[Signature]
W. Nick Petrovich,
Field Representative

KNP/bp

JOSEPH N. MCGOWAN, TREASURER
BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTTSWILL

THOMAS M. BOYER
MRS. LORRAINE F. CHURCH
ROGER B. HAYDON

ALVIN LORECK
MRS. MILTON M. SMITH, JR.
RICHARD L. TRACY, D.V.M.

ROBERT E. DUDLEY, SUPERINTENDENT

PLAT TO ACCOMPANY ZONING VARIANCE - LOT 65 MERZIT BOULEVARD
ELECTION DISTRICT 12 BALTIMORE COUNTY, MD

SHENK-STILL ASSOCIATES, INC.
43 EAST LEE STREET
BEL AIR, MARYLAND 21014

DATE: 19 APRIL 1979 SCALE: 1" = 50' FILE NO: 7932

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>CRS</u>	Revised Plans: Change in outline or description <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
Previous case: <u>---</u>	Map # <u>---</u>									

PETITION FOR VARIANCE 12th District
ZONING: Petition for Variance for minimum lot width
LOCATION: Northwest side of Merritt Boulevard 670 feet Southwest of Meadow Lane
DATE & TIME: Thursday, August 2, 1979 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Variance to permit a lot width of 50 feet in lieu of the required 55 feet.

The Zoning Regulation to be accepted as follows:
Section 1802.5C(1) - Minimum lot width

All that parcel of land in the Twelfth District of Baltimore County

Beginning at a point on the Northwest side of Merritt Blvd., 670 feet Southwest of the centerline of Meadow Lane and known as Lot 65 as shown on the plat of "Dundalk Farm", which is recorded in the Land Records of Baltimore County in Liber 10, Folio 53. Also known as 1832 Merritt Avenue.

Being the property of William L. & Cleopha A. Brandt, as shown on plat filed with the Zoning Department.

Hearing Date: Thursday, August 2, 1979 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204.

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION
OFFICE OF Dundalk Eagle
38 N. Dundalk Ave. Dundalk, Md. 21222 July 24, 1979 19

THIS IS TO CERTIFY, that the annexed advertisement of Win. L. Hammond, Zoning Commissioner of Baltimore County, in matter of Zoning petition of W. & C. Brandt was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one time, successive weeks before the 2nd day of August, 1979, the 19th publication appearing on the 12th day of July, 1979; that is to say, the same was inserted in the issue of July 12, 1979

Kimbel Publication, Inc. Publisher.
By Kimbel J. Calkins

PETITION FOR VARIANCE 12th District
ZONING: Petition for Variance for minimum lot width
LOCATION: Northwest side of Merritt Boulevard 670 feet Southwest of Meadow Lane
DATE & TIME: Thursday, August 2, 1979 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204

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Being the property of William L. & Cleopha A. Brandt, as shown on plat filed with the Zoning Department.

Hearing Date: Thursday, August 2, 1979 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204.

By Order Of **WILLIAM E. HAMMOND**, Zoning Commissioner of Baltimore County July 12

CERTIFICATE OF PUBLICATION
TOWSON, MD., July 12, 1979

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week for one time, successive weeks before the 2nd day of August, 1979, the 19th publication appearing on the 12th day of July, 1979.

THE JEFFERSONIAN, Manager.
Cost of Advertisement, \$ ---

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 12 Date of Posting 7/15/79

Posted for: Petition for Variance

Petitioner: William L. & Cleopha A. Brandt

Location of property: 1832 Merritt Blvd., 670' SW of Meadow Lane

Location of Signs: front & rear property (1832 Merritt Blvd.)

Remarks: ---

Posted by Sean Coleman Signature Date of return: 7/20/79

1 sign

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 78639

DATE 4-2-79 ACCOUNT 01-662

AMOUNT 25.00

RECEIVED FROM: William S. Rhoads
FOR: Advertising and Posting for Case No. 80-28-A

2231 CONNINGERS RD
BALTIMORE, MD 21014

WILLIAM S. RHODES
25.00 CK

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 25 day of April 1979. Filing Fee \$ 25 Received ☒ Cash ☐ Other

S. Eric Dineen
S. Eric Dineen, Zoning Commissioner

Petitioner William + Cleopha Brandt Submitted by ---

Petitioner's Attorney Paul Engel Reviewed by CRS

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 83082

DATE July 31, 1979 ACCOUNT #01-662

AMOUNT \$58.20

RECEIVED FROM: William Brandt
FOR: Advertising and Posting for Case No. 80-28-A

58.20 CK

VALIDATION OR SIGNATURE OF CASHIER

